

- **Belmont Housing Trust Minutes for 9/17/09**

- **In Attendance**—Judie Feins, Roger Colton, Alisa Gardner-Todreas, Ann Silverman, Ann Verrilli, Jonathan Jacoby, Gloria Leipzig

- **Minutes**—The minutes for July 21 and August 24 were approved.

- **MHP (Mass. Housing Partnership) Grant/MetroWest Affordable Housing Collaborative**—Ann S. reported on a proposal by Jennifer Van Campen of Watertown Community Housing (WCH) for a simplified collaborative model, basing it initially at WCH to save on overhead costs. The following answers were given to several questions posed:

- Why do we think a collaboration would be good...for Belmont? It would provide development capacity and staff support; would give the Trust more independence and offer the advantage of a non-profit developer.

- Are we ready to endorse this collaborative? The vote was unanimous for going ahead.

- What is our process for acquiring HOME funds to support the collaborative? Jeffrey Wheeler in the Town's Development Office will be reminded of this initiative. He submits expenditures of HOME funds to the Board of Selectmen for approval. Judie suggested that the Trust needs to research residential ownership of properties over 6 units. However, it may be that the comprehensive planning process has already collected this information; Roger agreed to contact Carla Moynihan about this information. The next meeting of the collaborative group is October 28.

- **Inclusionary Zoning By-law**—Roger reported on the most recent draft (9/17/09) of the by-law. It includes the percentage breaks for affordable units at 10% (12 or fewer units), 12-1/2% (13-40 units) and 15% (41+ units). Where the calculation results in a fractional unit greater than .60 in a rental project of 40 or fewer units the fraction shall be rounded up to the next whole unit. With more than 40 units any fraction shall be rounded up. In owner occupied projects the fraction will result in a fractional payment to the Affordable Housing Trust Fund. The Special Permit Granting Authority may require a developer of non-rental housing units to make a cash payment according to a formula that encourages in lieu of payments for high end developments. Gloria asked about the wording and percentages of the monitoring fees and there was agreement that some changes were warranted in this section of the draft. The Planning Board will meet September 23 to consider the by-law. A vote was taken on a motion for the Housing Trust to support the by-law amendment; it passed unanimously.

- **Comprehensive Plan**—Roger reported that a Housing Working Group was formed at the Overview and Kickoff meeting on September 10. He and Nancy Richards are co-chairs of this group that will meet Tuesdays to prepare a

report by the end of October. The goal of the planning process is to present a report to Town Meeting in the spring.

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- **Community Preservation Act**—Judie met with Laurie Slapp and Sue Bass about forming a campaign steering committee to aim for the 2010 ballot. Waltham has offered to help with the effort to pass CPA for Belmont.

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- **40R—Oakley Overlay District**—Ann S. reported that the Oakley Neighborhood Association has notified the Planning Board that it opposes the proposed development . The ONA does not think that the proposal meets the design guidelines for the 40R district, although this is open to interpretation. The property is showing signs of deterioration that is making some abutters uneasy. Since none of the Trust’s questions about financial feasibility, pricing and marketing and monitoring the affordable units have been addressed, it was agreed that Judie would send a reminder letter to the Planning Board.